

QUITCLAIM DEED



I, EVELYN O. CANDELA, of Mendon, Worcester County, Massachusetts, for nominal consideration paid of One Dollar (\$1.00), grant to THE EVELYN O. CANDELA FAMILY LIMITED PARTNERSHIP, a Massachusetts family limited partnership, having a mailing address of 71 Northbridge Road, Mendon, Massachusetts, 01756,

with QUITCLAIM COVENANTS

the land in Mendon, Worcester County, Commonwealth of Massachusetts on the southerly side of Uxbridge Road, with the buildings thereon, bounded and described as follows:

FIRST PARCEL:

Beginning at a point on the southerly side of Uxbridge Road at land of Rondeau, said point being N. 52° 26' 50" E., 165.95 feet from a Massachusetts Highway Bound on the southerly side of said Road.

THENCE S. 53° 26' 50" W., one hundred sixty-five and ninety-five hundredths feet (165.95') to said Massachusetts Highway Bound;

THENCE westerly by the southerly side of Uxbridge Road by a curve to the right with a radius of 1240', one hundred fifty-nine and five hundredths feet (159.05') to land of Austin;

THENCE S. 27° 52' 40" E., sixty-nine and ninety-five hundredths feet (69.95') by said Austin land to Second Parcel herein described;

THENCE N. 65° 40' 50" E., three hundred twenty-six and eighty-one hundredths feet (326.81') feet by said Second Parcel of land of Rondeau;

THENCE N. 28° 38' 10" W., one hundred one and seventy hundredths feet, more or less by said Rondeau land to the place of beginning.

Containing twenty-six thousand two hundred fifty square feet of land, more or less.

Being the same premises shown and described in a plan entitled "Land of Mendon Mass. Parcel 1 Owned by Elizabeth L. Barbour Parcel 2 Owned by Williams Irons", which said plan is dated Feb. 7, 1970 and drawn by John R. Andrews, Jr., Registered Land Surveyor, Uxbridge, Mass." and recorded with Worcester District Registry of Deeds, Plan Book 333, Plan 124.

EXCEPTING THEREFROM, the following described parcel of land located on the southerly side of Uxbridge Road, Town of Mendon, bounded and described as follows:

William C Bowling Sr
1420 Hospital Trust Tower
Providence RI 02903

RECORDED 9 AM FEB 20 1998

Beginning at a point on the southerly line of Uxbridge Road at an iron pipe set in the ground.

THENCE S. $27^{\circ} 52' 40''$ E. by and with other land of these Grantors to an iron pipe set in the ground being the southeasterly corner of the premises herein conveyed;

THENCE S. $62^{\circ} 07' 20''$ W. by and with other land of these Grantors for a distance of twenty (20) feet to a point at the most southeasterly corner of the premises herein conveyed;

THENCE N. $27^{\circ} 52' 40''$ W. for a distance of Sixty-nine and 95/100 (69.95) feet by and with other land of Austin to a point on the southerly line of Uxbridge Road;

THENCE easterly by a curve to the right for a curved distance of Twenty and 04/100 (20.04) feet with a radius of One Thousand Two Hundred Forty (1,240) feet to the point of beginning.

Containing 1,387.02 square feet more or less.

Being those premises described as Parcel "A" on a plan of land of Arthur L. Clark and Marjorie A. Clark to be conveyed to John W. Austin and Olivine B. Austin, Mendon, Mass., dated October 26, 1983. Scale 1" = 20' drawn by John R. Andrews III recorded in Plan Book 515, Plan 47.

SECOND PARCEL:

Beginning at a drill hole in a stone at land of Rondeau, land of William Irons, and First Parcel herein described, said drill hole being S. $28^{\circ} 38' 10''$ E., one hundred one and seventy-four hundredths feet from the southerly side of Uxbridge Road;

THENCE S. $28^{\circ} 38' 10''$ E. one hundred feet (100');

THENCE S. $69^{\circ} 17' 35''$ W., six hundred twenty-tow and eighty-six hundredths feet (622.86') to a stone wall at land of Hackenson, the last two courses being by land of William Irons.

THENCE N. $22^{\circ} 39' 40''$ W., one hundred feet (100') by said wall and said land of Hackenson to land of Austin;

THENCE N. $85^{\circ} 26' 40''$ E., one hundred sixteen and four tenths (116.4') feet by land of Austin to a point;

THENCE N. $65^{\circ} 40' 50''$ E., one hundred seventy-four and seventy-eight hundredths feet by Austin land to a point;

THENCE N. $65^{\circ} 40' 50''$ E., three hundred twenty-six and eighty-one hundredths feet (326.81') by said First Parcel to the place of beginning.

Containing fifty-one thousand four hundred twenty-five square feet of land, more or less.

THIRD PARCEL:

Beginning at a drill hole in a wall at the northwesterly corner of the lot hereby described at other land of grantees;

THENCE N. $69^{\circ} 29' 32''$ E., 622.61 feet to a point on the westerly line of Lot #2 as shown on plan herein mentioned below.

THENCE S. $24^{\circ} 29' 03''$ E., 105 feet by said line of Lot #2 to the northwesterly line of Lot #4 on said plan;

THENCE S. $69^{\circ} 28' 32''$ W. by Lot #4 a distance of 626.03 feet to a wall at land now or formerly of one Nuttall;

THENCE N. $22^{\circ} 37' 00''$ W. along said wall and Nuttall land, 105 feet to the point of beginning.

Containing 1,503 acres, more or less, according to said plan.

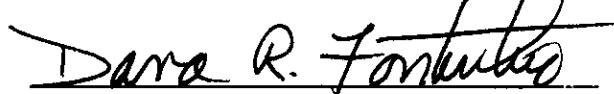
Meaning and intending to convey and hereby conveying all the same premises conveyed to me and my husband, Americo Candela (deceased) by Deed of Arthur L. Clark and Marjorie A. Clark, dated May 22, 1984 and recorded with the Worcester District Registry of Deeds in Book 8202, Page 240.

WITNESS my hand this 1st day of JANUARY, 1998


EVELYN O. CANDELA

COMMONWEALTH OF MASSACHUSETTS/
STATE OF ~~RHODE ISLAND~~ MA.
COUNTY OF WORCESTER

In Mendon on this 7th day of JANUARY, 1998 then personally appeared the above-named EVELYN O. CANDELA, known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.


Notary Public
Print Name: DANA R. Fontecchio
My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 5, 2002

The Evelyn O. Candela Family
Limited Partnership
Uxbridge Road
Mendon, Massachusetts

ATTEST: WORC. Anthony J. Vigliotti, Register